

P&Z / BUILDING DEPARTMENT JANUARY 2018 MONTHLY REPORT

P&Z COMMISSION MEETING JANUARY 23, 2017

Present: Planning and Zoning Commissioners Sarah Murphy, Debi Renfroe, Brett Nolan, John Reeves, and Ken Collins, Absent: Toby Spencer.

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, Senior Planner Julie Brown and Administrative Assistant Geneva Walker.

1. Approval of Minutes from the December 19, 2017 meeting. *Motion to approve – Collins, Second –Renfroe, Vote: For -Collins, Renfroe, Reeves. Abstained- Nolan (New Commission Member as of 1-23-18) Motion carried 3-0-1*

Introduction of new Planning and Zoning Commissioner.

Chair Murphy introduced new Planning and Zoning Commissioner Brett Nolan.

Election of Chair and Vice Chair for 2108. Chair Murphy stated at the first meeting of the new year, a Chair and Vice-Chair are to be elected for 2018. Chair Murphy called for a motion on election of Chair. *Motion to elect Sarah Murphy as Chairman–Collins, Second Renfroe– Approved unanimously.*

Chair Murphy called for a motion on election of Vice-Chair. *Motion to elect Ken Collins as Vice Chair-Renfroe, Second-Nolan Vote: For –Renfroe, Nolan, Reeves. Abstained Collins. Motion carried 3-0-1*

OLD BUSINESS:

2. The Shops at Fayetteville-314, 100 Highway 314, Parcel ID Number 0530 092, Rezoning request from C-2 (Community Commercial) to C-3 (Highway Commercial), Special Exception request to allow a building with a drive through window, several Variance request including reduction in the required foundation buffer, size of sidewalk, size of required landscape islands, distance between access points, and an increase in the maximum impervious surface area allowed from 60 % to 68 %. File # 17-028- Applicant requested to table to February 2018. *Chair Murphy stated this item was Tabled to the February 27, 2018 meeting on December 19, 2017 so no action was needed.*
3. Broadway Diner, 705 West Lanier Avenue, Parcel ID Number 052307013, Development Plans to construct a 7,477 square feet restaurant. File # 17-037. *Commissioner Reeves recused himself.*

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Motion to approve development plans with the following conditions:

1. Applicant apply for and be granted a variance from Section 42-71 Highway buffer to reduce the required Highway Buffer from 50 feet to 30 feet.
2. Staff approval of revised site development plans to address all outstanding technical issues before a Land Disturbance Permit is issued . –Renfroe, Second Collins. ***Approved unanimously.***
4. Knight Construction, Old Greenville Road, Parcel ID Number 0517 084, Development Plans to construct a 10,304 square feet two-story office building and a 2,400 square feet garage and Variance request to reduce the number of off-street parking spaces required from 52-47. File #17-043.

Motion to approve development plans with the following condition:

1. City engineer approve the revised hydrology report prior to submittal of building permit application –Collins, Second Nolan. ***Approved unanimously.***
Motion to approve the Variance request to reduce the number of off-street parking spaces required from 52 to 47 – Nolan, Second Renfroe. ***Approved unanimously.***
Commissioner Reeves returned to council chambers to rejoin the meeting.
5. Cabinet Transformations – 735 West Lanier Avenue, Parcel ID Number 0522 053, Storage Trailer- Permit #PST17-0014 Motion to approve Storage Trailer Permit – Collins, Second Renfroe. ***Approved unanimously.***
6. Chick-Fil-A – 875 S. Glynn St – Parcel ID Number 051711004, Development Plan to expand the square footage of the existing structure and add a canopy to drive thru area. File # 17-042.

Motion to approve Development Plan with the following conditions:

1. Applicant apply for and be granted a variance for a reduction in parking.
2. Applicant submit revised plans that reflect a reduction in the impervious surface percentage with the installation of additional landscape plantings or brick pavers. – Collins, Second Nolan. ***Approved unanimously.***

NEW BUSINESS:

7. Mowell Crematorium – 180 N. Jeff Davis Dr. – Parcel ID Number 052301059, Development Plan for construction of crematorium, File #17-044.

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Motion to approve Development Plans with the following condition:

Applicant work with staff to correct the setbacks on sheets two and four of the development plans. –Collins, Second Nolan. **Approved unanimously.**

8. Creative Cuts Design -102 N. 85 Parkway – Parcel 053911001 – Special Exception, to allow auto window tinting and electronic installation facility in a C-3 Zoning district. File #17-045 Motion to approve Special Exception – Nolan, Second Collins. **Approved unanimously.**
9. Aldi-1060 Highway 85 N. – Parcel ID Number 0538 121 – Development Plan to expand the existing Aldi grocery by 1,966 Square feet and Variance Request to reduce the minimum required front and rear yard setbacks on a major street in a C-4 zoning district and to reduce the minimum number of off-street parking spaces required. File #17-048 Motion to approve Development plans– Collins, Second Nolan. **Approved unanimously.**

Motion to approve Variance request to reduce minimum required front yard setback from 40 feet to 29.7 feet, reduce the required rear yard setback from 14 feet to 4 feet, and to reduce the minimum number of off-street parking spaces from 92 to 77.– Collins, Second Nolan. **Approved unanimously.**

10. Banks Road/Ellis Rezoning Application – 995 Hwy 85 – Parcel ID Number 0538 002 – Rezoning of 30.7 acres from R-22 to (21.479 Acres) R-THC (Residential Townhouse/Condominium) and (14.389 Acres) to C-3 (Highway Commercial) for construction of a mixed use Development. File #17-046. Motion to make an unfavorable recommendation to Mayor and Council –Collins, Second Renfroe. **Approved unanimously.**

WORK SESSION ITEMS:

11. Banks Road/Ellis Annexation/Rezoning – Parcel ID Number 0538032, 28 acres, currently zoned R20 (Single Family Residential), Parcel ID Numbers 0538030, 0538109, and 0538118 totaling 14.3 acres, currently zoned AR (Agricultural Residential). Applicant is requesting to rezone all 42.3 acres to R-THC (Residential Townhouse/Condominium). File #17-047. Ms. Prince reported the applicant submitted an Annexation/Rezoning application for 28 acres, currently zoned R20 (Single Family Residential), Parcel ID Numbers 0538030, 0538109, and 0538118 totaling 14.3 acres, currently zoned AR (Agricultural Residential). Applicant is requesting to rezone all 42.3 acres to R-THC (Residential Townhouse/Condominium). The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.
12. Villages at Habersham Park – Habersham Place – Parcel ID Number 053003012 –

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Preliminary Plat application to add 6 new townhouses to Villages of Habersham Park. File #18-001. Ms. Brown reported the applicant submitted a revised preliminary plat application to develop phase 2 of the Village at Habersham Park. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.

STAFF REPORTS:

Ms. Prince reported a called meeting will be held on Tuesday February 20, 2018 at 6:00 pm to discuss two variances and one text amendment to the zoning ordinance to address the criteria to granting a variance. This meeting will be advertised by a legal ad to run on January 31, 2018.

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY JANUARY 25, 2018

Members present: Brian Wismer, Len Gough, Vicki Turner, Kathleen Brewer, and Derryl Anderson

Note to applicant: Conditions are required. Recommendations are optional.

1. Fayette County Democratic Party-**Approved**
185 Kathi Avenue
1 Hanging Ground Sign
Material—Aluminum Laminated polypropylene
Font- Georgia
Colors—HC-152 Whipple Blue and HC-156 Van Deusen Blue, white face background
AAAC Conditions:
 - Include a more decorative/ornamental structure with two (2) posts, “H” style
 - Darker posts
 - Include more contrast
2. Downtown Hotel-Architectural Review- **Approved**
Lafayette Ave. Extension

AAAC recommended Option 1 color combination that includes the Savannah Gray brick with Renaissance Rock Face Cast Stone

Front Elevation

First Floor:

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Cast Stone- a calcium silicate stack tile. Color (Graphite Satin)

Second, third, and Fourth Floors:

Brick Color: Bellhaven Queen (Red and gray mix)

Stacked Stone column canopy support and triple lobby entry tower: Arris Stack Ash

EFS(Stucco): Pearl Gray Perfect

Architectural Window Grilles

Windows: Dark bronze aluminum

Accent window panels

Canopy: Material Sample not provided

Right Side Elevation (facing Glynn Street)

First Floor:

Cast Stone- a calcium silicate stack tile. Color (Graphite Satin)

Second, third, and Fourth Floors:

Brick Color: Bellehaven Queen (Red/Gray mix)

Stacked Stone on each corner of building: Arris Stack Ash

EFS (Stucco): Pearl Gray Perfect

Juliet Balconies

Windows: Dark bronze aluminum

Rear Elevation (facing Dunkin Donuts)

First Floor:

Cast Stone- a calcium silicate stack tile. Color (Graphite Satin)

Second, third, and Fourth Floors:

Brick Color: Bellehaven Queen (Red/Gray mix)

Stacked Stone on each corner of rear lobby entry/exit tower: Arris Stack Ash

EFS (Stucco): Pearl Gray Perfect

Windows: Dark bronze aluminum

Left Side Elevation (Facing Forest)

First Floor:

Cast Stone- a calcium silicate stack tile. Color (Arris Craft –Ice)

Second, third, and Fourth Floors:

Brick Color: Bellehaven Queen (Red/Gray mix)

Stacked Stone on each corner of building: Arris Stack Ash

EFS (Stucco): Pearl Gray Perfect

Windows: Dark bronze aluminum

Exit Door

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	RETAIL	INDUSTRIAL	OFFICE
2 nd Q 2017	5.92%	7.00%	9.32%
3 rd Q 2017	5.77%	7.00%	8.73%
4 th Q 2017	5.77%	7.00%	8.73%
1 st Q 2018	6.78%	7.00%	8.73%

Overall Vacancy Rate = 7.28%

Projects Reviewed by the Planning and Zoning Commission			
Project Type	January 2018	2018 YTD Total	2017 YTD Total
Annexation and Rezoning	0	0	3
Rezoning	1	1	4
Preliminary Plat	0	0	1
Site Development Plan	5	5	8
Elevation Plan	0	0	8
Variance	1	1	6
Special Exception	1	1	8
Amendment to the Zoning Ordinance	0	0	0
Amendments to other ordinances or Bylaws	0	0	4
Comprehensive Plan Text or Future Land Use Map Update	0	0	1
Other permits requiring P&Z approval	1	1	0
Totals	9	9	43

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BUILDING PERMIT ACTIVITY REPORT December 2017

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2017	YEAR TO DATE 2017
76	Permits/Inspection Fees	\$21,574.91	\$21,474.91	\$14,123.90
9	Impact Fees	\$19,484.64	\$19,484.64	\$21,121.44
85	TOTALS	\$41,059.55	\$41,059.55	\$35,245.34

NEW RESIDENTIAL ACTIVITY			
	January 2018	YEAR TO DATE 2018	YEAR TO DATE 2017
New Single Family Permits Issued	3	3	0
Single Family CO's Issued	6	6	3

FORECLOSURE STATISTICS

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

2017		
	Total	Avg
Listed	22	26.3
Actual	11	9.08

CITY OF FAYETTEVILLE FORECLOSURE 2018														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	4													4
Actual	1													1

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SUBDIVISION LOTS PERMIT STATUS 2000 - 1/31/2018

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	38	7
The Villages at Lafayette	January 2002	173	112	61
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	43	8
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forrest PH1B U1	March 2017	43	36	7
Oakleigh Manor	October 2016	77	23	54
TOTAL	TOTALS	1076	937	139